



88 Grain Road, Shaw

Guide Price £115,000



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INVESTMENT OPPORTUNITY - For Sale by Traditional Method of Auction Start Bid Price £115,000 plus reservation fee. In need of full modernisation is this three bedroom mid terraced character property located above Shaw. Accommodation comprising: Entrance porch, hallway, living room, lounge/ dining room and a kitchen. To the first floor, three bedrooms and a bathroom. Externally is there is a small garden area. On road parking.





AUCTIONNEERS COMMENTS

This property is for sale by Traditional Auction. Exchange takes place immediately with completion within 28 days. The buyer pays a 10% (of the purchase price) Non-Refundable Deposit on exchange. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

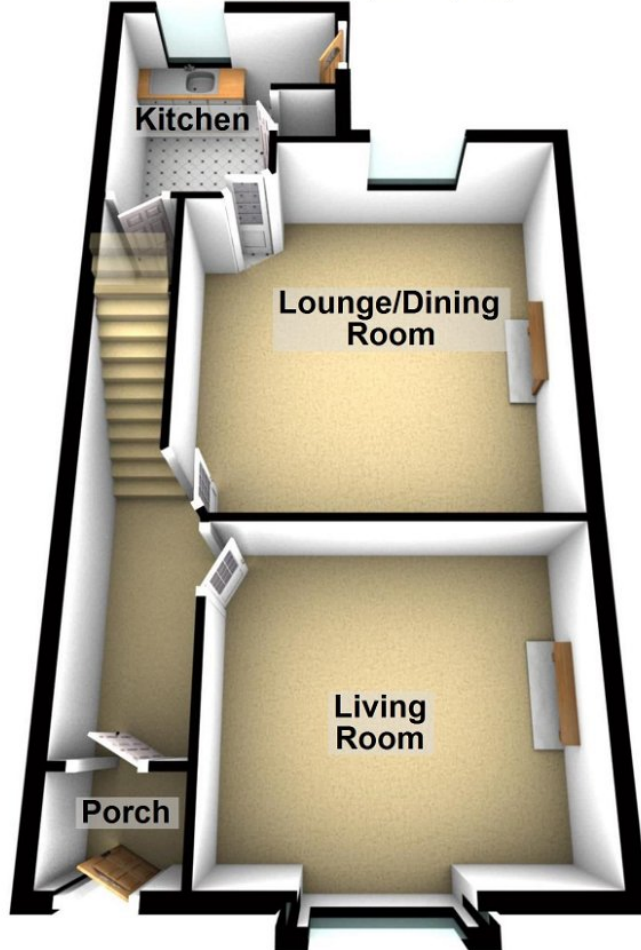
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.





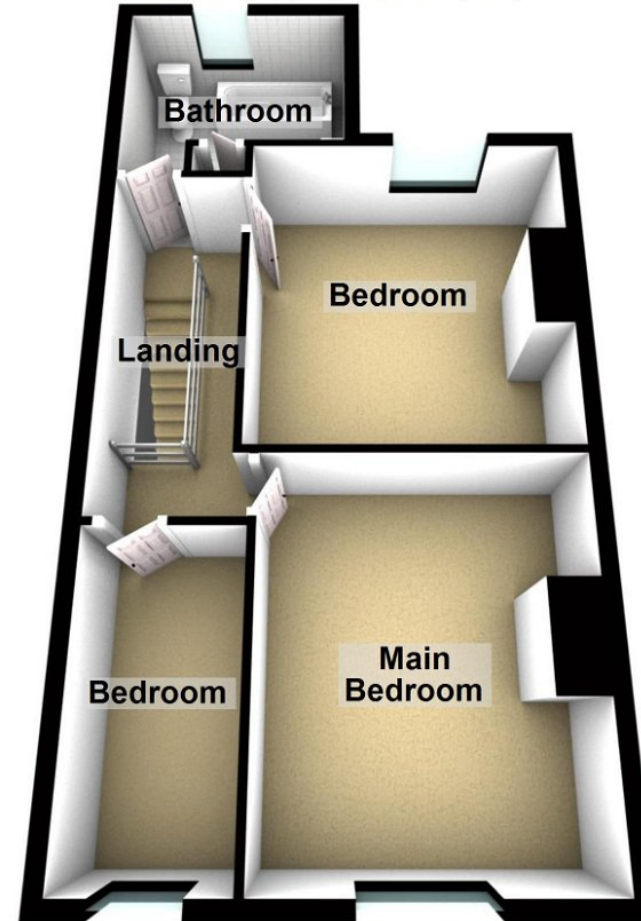
Ground Floor

Approx. 53.2 sq. metres (572.9 sq. feet)



First Floor

Approx. 52.8 sq. metres (568.7 sq. feet)



Total area: approx. 106.1 sq. metres (1141.5 sq. feet)

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